

In Re:
KOSTAS ROUSTAS and STELLA
ROUSTAS

Case No.: 17-22778
Chapter: 11
Judge: Jerold N. Poslusny Jr.

NOTICE OF PROPOSED PRIVATE SALE

Kostas and Stella Roustas, Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: Bankruptcy Court Clerk
P.O. Box 2067
Camden, NJ 08107-2067

If an objection is filed, a hearing will be held before the Honorable Jerold N. Poslunsny, Jr. on April 24, 2018 at 10 a.m. at the United States Bankruptcy Court, courtroom no. 4C, US Court House, 401 Market St., Camden, NJ. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: All real property owned by the Debtors located at 1170 Route 73, Mount Laurel, New Jersey, Block 1306.01, Lots 15, 16-19 and 28-32 and 1148 Route 73, Mount Laurel, New Jersey Block 1306.01, Lots 14.

Proposed Purchaser: 1170 ROUTE 73 LLC

Sale price: \$2,950,000.00

☐ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional:

Amount to be paid:

Services rendered:

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Dino S, Mantzas, Esquire
Address: 701 Route 73 N. Suite 1, Marlton, NJ 08053
Telephone No.: (856) 988-0033

Certificate of Notice Page 3 of 4
 United States Bankruptcy Court
 District of New Jersey

In re:
 Kostas Roustas
 Stella Roustas
 Debtors

Case No. 17-22778-JNP
 Chapter 11

CERTIFICATE OF NOTICE

District/off: 0312-1

User: admin
 Form ID: pdf905

Page 1 of 2
 Total Noticed: 38

Date Rcvd: Mar 28, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 30, 2018.

db/jdb
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 516897478
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 516988979
 517001053
 516897500

+Kostas Roustas, Stella Roustas, 49 Oak Ridge Drive, Voorhees, NJ 08043-1537
 ACAR Leasing Ltd. dba GM Financial Leasing, 400 Embarcadero Dr., Arlington, TX 76014
 +Markovitz, Starkman & Company, LLC., 457 Haddonfield Road, Cherry Hill, NJ 08002-2215
 +The First National Bank of Elmer, Saldutti Law Group, c/o Rebecca K. McDowell,
 800 N. Kings Hwy, Ste 300, Cherry Hill Township, NJ 08034-1511
 +2602 Route 130 LLC, 2602 Route 130, Cinnaminson, NJ 08077-3017
 +ACAR Leasing Ltd, d/b/a GM Financial Leasing, PO Box 183853, Arlington, TX 76096-3853
 Capital One Bank (USA), N.A., PO Box 71083, Charlotte, NC 28272-1083
 +Chase Sapphire, PO Box 15298, Wilmington, DE 19850-5298
 +Checker Management, 22-10 Jackson Avenue, New York, NY 10002-6679
 +Christopher D. Palmieri,, Esquire, 300 Garden City Plaza, Garden City, NY 11530-3302
 +First National Bank of Elmer, PO Box 980, Elmer, NJ 08318-0980
 +KLB Jersey LLC, 2602 Route 130, Cinnaminson, NJ 08077-3017
 +KLB Sage Diner, Inc., 1170 Route 73, Mount Laurel, NJ 08054-5112
 +Melrose Credit Union, 139-30 Queens Boulevard, Briarwood, NY 11435-2926
 +Republic Bank, Two Liberty Place, 50 S. 16th Street, Suite 2400,
 Philadelphia, PA 19102-2526
 +Republic First Bank, Dinsmore & Shohl, LLP, 1800 JFK Blvd. Suite 1000,
 Philadelphia PA 19103-7422
 +Richard M. Berman, Esquire, Dinsmore & Shohl, LLP, 1800 JfK Boulevard, Suite 1000,
 Philadelphia, PA 19103-7422
 +Rose Commercial Real Estate, 12000 Lincoln Dr W Ste 111, Marlton, NJ 08053-3403
 +S&P Development Corp., 111 Presidential Boulevard, Suite 209, Bala Cynwyd, PA 19004-1013
 +Saldutti Law Group, 800 N. Kings Highway, Suite, 300, Cherry Hill, NJ 08034-1511
 +TD Bank, 1701 Marlton Pike E., Marlton, NJ 08053
 +TD Bank NA, Richard J Tracy III Esq, 30 Montgomery Street Suite 1205,
 Jersey City NJ 07302-3835
 +TD Bank, N.A., Payment Processing, PO Box 16029, Lewiston, ME 04243-9507
 ++TOYOTA MOTOR CREDIT CORPORATION, PO BOX 8026, CEDAR RAPIDS IA 52408-8026
 (address filed with court: Lexus Financial Services, PO Box 8026, Cedar Rapids, IA 52409)
 +The First National Bank of Elmer, Saldutti Law Group, 800 N. Kings Highway, Suite 300,
 Cherry Hill, NJ 08034-1511
 +Township of Mount Laurel, 100 Mount Laurel Road, Mount Laurel, NJ 08054-1507
 +Toyota Lease Trust, c/o Toyota Motor Credit Corporation, PO Box 9013,
 Addison, Texas 75001-9013
 +Toyota Motor Credit Corporation, PO Box 9013, Addison, Texas 75001-9013
 +++US Bank Cust for PC 4 & CRDTRS, Gary C. Zeitz, LLC, 1101 Laurel Oak Road, Suite 170,
 Voorhees NJ 08043-4381
 +US Small Business Adm., Commercial Loan Servicing, 2120 Riverfront Dr, Ste 100,
 Little Rock, AR 72202-1794

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

smg
 E-mail/Text: cio.bncmail@irs.gov Mar 28 2018 23:12:22 Dist Dir of IRS,
 Insolvency Function, PO Box 724, Springfield, NJ 07081-0724
 smg
 E-mail/Text: usanj.njbankr@usdoj.gov Mar 28 2018 23:12:53 U.S. Attorney, 970 Broad St.,
 Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
 smg
 +E-mail/Text: ustpregion03.ne.ecf@usdoj.gov Mar 28 2018 23:12:51 United States Trustee,
 Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100,
 Newark, NJ 07102-5235
 516897485
 +E-mail/Text: mrdiscen@discover.com Mar 28 2018 23:12:07 Discover, PO Box 30421,
 Salt Lake City, UT 84130-0421
 516928267
 E-mail/Text: mrdiscen@discover.com Mar 28 2018 23:12:07 Discover Bank,
 Discover Products Inc, PO Box 3025, New Albany, OH 43054-3025
 517156299
 +E-mail/PDF: acg.acg.ebn@americaninfosource.com Mar 28 2018 23:15:23 Sierra Auto Finance LLC,
 P.O. Box 165028, Irving TX 75016-5028
 516897497
 E-mail/Text: bankruptcy@td.com Mar 28 2018 23:12:56 TD Bank, 1701 Marlton Pike E.,
 Cherry Hill, NJ 08034
 517138927
 E-mail/Text: bankruptcy@td.com Mar 28 2018 23:12:56 TD Bank, N.A.,
 c/o Schiller Knapp Lefkowitz & Hertz L, 70 Gray Road, Falmouth, ME 04105

TOTAL: 8

***** BYPASSED RECIPIENTS (undeliverable, * duplicate) *****

517140520
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 516897479*
 516952646*
 516897488*
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 517156275*
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MTAG Custodian for FIG Capital Investments NJ13,LL, PO Box 54472, New Orleans, Louisiana 70
 +Republic Bank, Two Liberty Place, 50 S. 16th Street, Suite 2400,
 Philadelphia, PA 19102-2526
 +2602 Route 130, LLC, 2602 Route 130, Cinnaminson, NJ 08077-3017
 +Department of Treasury, Internal Revenue Service, P O Box 7346,
 Philadelphia, PA 19101-7346
 +KLB Jersey, LLC, 2602 Route 130, Cinnaminson, NJ 08077-3017
 +KLB Sage Diner, Inc., 1170 Route 73, Mount Laurel, NJ 08054-5112
 +Melrose Credit Union, 139-30 Queens Boulevard, Briarwood, NY 11435-2926
 ++TOYOTA MOTOR CREDIT CORPORATION, PO BOX 8026, CEDAR RAPIDS IA 52408-8026
 (address filed with court: Toyota Financial Services, PO Box 8026, Cedar Rapids, IA 52409)

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District/off: 0312-1

User: admin
Form ID: pdf905

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Total Noticed: 38

Date Rcvd: Mar 28, 2018

***** BYPASSED RECIPIENTS (continued) *****

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '++' were redirected to the recipient's preferred mailing address
pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.PR.2002(g)(4).

Addresses marked '+++' were transmitted to the recipient's preferred mailing address
pursuant to 11 U.S.C. 342(e).

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 30, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 28, 2018 at the address(es) listed below:

Denise E. Carlon on behalf of Creditor Toyota Lease Trust dcarlon@kmlawgroup.com,
bkgroup@kmlawgroup.com
Dino S. Mantzas on behalf of Joint Debtor Stella Roustas dino@dmantzaslaw.com
Dino S. Mantzas on behalf of Debtor Kostas Roustas dino@dmantzaslaw.com
Jeffrey M. Sponder on behalf of U.S. Trustee U.S. Trustee jeffrey.m.sponder@usdoj.gov,
jeffrey.m.sponder@usdoj.gov
John R. Morton, Jr. on behalf of Creditor ACAR Leasing Ltd. dba GM Financial Leasing
ecfmail@mortoncraig.com, mortoncraigecf@gmail.com
Kevin Gordon McDonald on behalf of Creditor Toyota Lease Trust kmcdonald@blankrome.com,
bkgroup@kmlawgroup.com
Linda S. Fossi on behalf of Creditor US Bank Cust for PC 4 & CRDTRS lfossi@zeitzlawfirm.com,
gzeitz@zeitzlawfirm.com;cdillon@zeitzlawfirm.com;rzeitz@zeitzlawfirm.com
Rebecca K. McDowell on behalf of Creditor The First National Bank of Elmer
rmcdowell@slgcollect.com
Richard M. Berman on behalf of Creditor Republic Bank richard.berman@dinsmore.com
Timothy R. Wheeler on behalf of Creditor Melrose Credit Union timothy.wheeler@wilsonelser.com,
sheyla.ibazeta@wilsonelser.com
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov
William F. Saldutti, III on behalf of Creditor The First National Bank of Elmer
wsaldutti@slgcollect.com, kcollins@slgcollect.com

TOTAL: 12